



**CITY OF ST. MARYS**  
418 OSBORNE STREET  
ST. MARYS, GEORGIA 31558

## **MINUTES for PUBLIC HEARING and REGULAR MEETING**

**St. Marys, Planning Commission**  
**Tuesday, October 23, 2012**  
**Ward Hernandez Building**

### **PUBLIC HEARING**

The meeting was called to order at 5:30PM.

The following committee members were present: Larry Johnson, Charlotte Bartzack, Arlene Norris, Doug Cooper and Royal Weaver.

Michele Wood represented the Planning Department.

**The following items were heard in Public Session at a Public Hearing held Tuesday, October 23, 2012 at 5:30 PM at the Ward Hernandez Building, 400 Osborne Street, St. Marys, GA 31558.**

1. **ANNEXATION REQUEST - (ITEM POSTPONED BY REQUEST OF THE APPLICANT)** - Request of Tommy McDonald 706 W. Conyers Street, St. Marys, GA, 31558 for annexation of a 1.43 acre parcel located on Elliotts Bluff Road from Camden County into the City of St. Marys. Parcel will be Zoned M-H after annexation, Tax Parcel number 132B-007.

*The item was postponed by request of the applicant.*

2. **VARIANCE REQUEST – (ITEM POSTPONED BY REQUEST OF THE APPLICANT)** - Request of Tommy McDonald, 706 W. Conyers Street, St. Marys, GA 31558 for a variance to allow a manufactured home park with 1.43 acres in place of the required minimum lot area of four acres required under the present M-H zoning ordinance. The Tax Parcel number is 132B-007.

*The item was postponed by request of the applicant.*

3. **REVERSE SUBDIVISION:** Margaret B. Smith Frommeyer and Jay B. Smith, 401 E. Conyers Street, St. Marys, GA 31558 is requesting approval for a two lot to one lot minor final plat located at 401 E. Conyers Street. The property is zoned R-1, Tax Parcels S38-06-001 & S38-05-007.

*Ms. Frommeyer presented her request to the Planning Commission to combine their two lots into one lot. There were no questions or comments from the public.*

4. **REVERSE SUBDIVISION:** John F. Hargraves, Jr., 708 ½ W. Conyers Street, St. Marys, GA 31558 is requesting approval for a two lot to one lot minor final plat located at 708 ½ Conyers & the parcel in the rear of the structure. The property is zoned R-1, Tax Parcels S35-04-006 & S35-04-004B.

*Ben Brandon, surveyor, presented Mr. Hargraves request to the Planning Commission to combine his two lots into one lot. There were no questions or comments from the public.*

**Motion to Adjourn Public Hearing** - Motion was made by Charlotte Bartzack to adjourn the Public Hearing: Second by Royal Weaver. Voting was unanimous in favor of the motion.

### **REGULAR MEETING**

**Approval of Minutes of September 25, 2012 Planning Commission Meeting** – Motion was made by Doug Cooper to approve the minutes as submitted; Second by Charlotte Bartzack. Voting was unanimous in favor of the motion.

**Old Business**

1. **Amendment To The AF Zone Amendment** – Roger Weaver, Planning Director, submitted a request to revise the AF Zone draft approved by the Planning Commission.

*Charlotte Bartzack made a motion to approve the revision only to exclude the hunting camp from the uses permitted; Second by Arlene Norris. Voting was unanimous in favor of the motion.*

**New Business**

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*Item was postponed.*

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*Item was postponed.*

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*Doug Cooper made a motion to approve the request for City Council review; Second by Arlene Norris. Voting was unanimous in favor of the motion.*

4. **REVERSE SUBDIVISION:** John F. Hargraves, Jr., 708 ½ W. Conyers Street, St. Marys, GA 31558 is requesting approval for a two lot to one lot minor final plat located at 708 ½ Conyers & the parcel in the rear of the structure. The property is zoned R-1, Tax Parcels S35-04-006 & S35-04-004B.

*Charlotte Bartzack made a motion to approve the request for City Council review; Second by Doug Cooper. Voting was unanimous in favor of the motion.*

5. **DESIGN APPROVAL** – Clyde A. Chapman, Jr., 10141 Colerain Road, St. Marys, GA 31558 is requesting design approval of a structure proposed for a parcel S34-03-001, located in Block 33 off of Meeting Street. The property is zoned C-1.

*Mr. Chapman presented his design plans to the Planning Commission for a structure he is proposing to build on Meeting Street. Mr. Chapman explained the structure will be a duplex with two rental units. One side will be rented by a bait shop on Osborne Street with possibly a gift shop on the other side. Mr. Chapman proceeded to explain his desire is to use board and batten as the siding on the outside of the structure. However, if the Planning Commission were not in agreement, he would be glad to consider their suggestions. There were no comments or questions from the public. Charlotte Bartzack made a motion to approve the request as submitted; Second by Doug Cooper. Voting was unanimous in favor of the motion.*

**Granting Audience to the Public:** - No Comments.

**Discussion:** None

**Motion to Adjourn Regular Meeting** – Motion was made by Royal Weaver to adjourn the meeting; Second by Arlene Norris. Voting was unanimous in favor of the motion. The meeting adjourned at 6:03 PM.